Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Action Minutes

April 15, 2011 8:30 - 11:00 a.m.

I. Approval of minutes of April 1, 2011.

MOTION: Commissioner Thao moved approval of the minutes of April 1, 2011. Commissioner Gelgelu seconded the motion. The motion carried unanimously on a voice vote.

- II. Chairs Announcements
- **III.** Planning Directors Announcements
- **IV.** Zoning Committee

STAFF SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Two items came before the Site Plan Review Committee on Tuesday, April 12, 2011, They were: Como Elementary Bus Drop-Off located at 780 Wheelock Parkway West, sidewalks, signage and striping drop-off zone, ADA route, and Stroh Brewery Site Stormwater Pond located at 707 Minnehaha Avenue East, relocate pond and pave demolished building footprint.

One item to come before the Site Plan Review Committee on Tuesday, April 19, 2011 is: Obama School Parking Lot located at 707 Holly Avenue, replace pavement.

OLD BUSINESS

#11-103-193 Red Dog Holdings LLC - Conditional Use Permit for a pawn shop with modification of separation requirement between pawn shop and alternative financial establishment (1053.5 ft. existing, 1320 ft. required). 1891 Suburban Avenue, NW corner at Burns. (Penelope Simison, 651/266-6554)

MOTION: Commissioner Spaulding moved an alternate resolution to approve the conditional use permit for a pawn shop with modification of the required distance between the pawn shop and the alternative financial institution subject to additional conditions. The motion carried 13-4 (Kramer, Wencl, Wickiser, Young) with 1 abstention Merrigan on a voice vote.

#11-112-696 Red Dog Holdings LLC - Conditional Use Permit for an auto specialty store. 1891 Suburban Ave, NW corner at Burns. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 17-0 with 1 abstention Merrigan on a voice vote.

#11-112-697 Red Dog Holdings LLC - Conditional Use Permit for a fast food restaurant with drive through service. 1891 Suburban Ave, NW corner at Burns. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 17-0 with 1 abstention Merrigan on a voice vote.

#11-112-698 Red Dog Holdings LLC - Conditional use permit for a fast food restaurant with drive through service. 1891 Suburban Ave, NW corner at Burns. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried 17-0 with 1 abstention Merrigan on a voice vote.

NEW BUSINESS

#11-111-350 Dr. Justin O'Brien - Establishment of legal nonconforming use as a yoga / trade school. 1317 Summit Ave, between Hamline and Syndicate. (*Kate Reilly*, 651/266-6618)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the establishment of legal nonconforming use status subject to additional conditions. The motion carried unanimously on a voice vote.

#11-111-117 Saldi LLC - Rezoning from TN2 Traditional Neighborhood to B3 General Business. 150 Cesar Chavez St, between George and Robert. (Lucy Thompson, 651/266-6578)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to deny the rezoning. The motion carried unanimously on a voice vote.

#11-111-120 Saldi LLC - Conditional Use Permit for alternative financial establishment with modification of required distance from residential property. 150 Cesar Chavez St, between George and Robert. (*Lucy Thompson*, 651/266-6578)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to deny the conditional use permit. The motion carried unanimously on a voice vote.

V. Comprehensive Planning Committee

<u>Corridor Station Area Plans-Western, Victoria & Hamline Station Areas</u> – Approve a resolution recommending to the Mayor and city council adoption of the plans as addenda to the Central corridor Development Strategy, a chapter of the city's Comprehensive Plan.

<u>MOTION</u>: Commissioner Merrigan moved the Comprehensive Planning Committee's recommendation to approve the resolution for the Western, Victoria & Hamline Station Area Plans recommending that the Mayor and City Council adopt as an addendum to the Central Corridor Development Strategy, a chapter of the city's Comprehensive Plan. The motion carried unanimously on a voice vote.

VI. Neighborhood Planning Committee

<u>Solar Energy Systems Zoning Study</u> – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to solar energy systems. (*Kate Reilly*, 651/266-6618, and Allan Torstenson, 651/266-6579)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to solar energy systems. The motion carried unanimously on a voice vote.

<u>Wind Turbines Zoning Study</u> – Approve a resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to wind turbines. (*Kate Reilly*, 651/266-6618, and *Allan Torstenson*, 651/266-6579)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution initiating a zoning study to consider amendments to the Zoning Code pertaining to Wind Turbines. The motion carried unanimously on a voice vote.

VII. Transportation Committee – Approve a resolution providing recommendations to the Mayor and City Council regarding a citywide sidewalk infill program.

<u>MOTION</u>: Commissioner Spaulding moved the Transportation Committee's recommendation to approve the resolution with recommendations to the Mayor and City Council regarding a citywide sidewalk infill program. The motion carried unanimously on a voice vote.

- **VIII.** Communications Committee
- IX. Task Force Reports
- X. Old Business

XI. New Business

XII. Adjournment

Information on agenda items being considered by the Planning Commission and its committees can be found at www.stpaul.gov/ped, click on Planning.

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.